



STAFF REPORT
2/12/2025

TO: Honorable Mayor and City Council Members

FROM: Celina Jimenez, Director of Economic Development

SUBJECT: Authorize a Structural Property Improvement Program (SPIP) Grant in the Amount of \$20,000 to Farzana Qureshi (Indus Medical Center) for Improvements to the Property Located at 791 Orchard Street, Coachella, CA and Authorize the City Manager to Execute Associated Documents

STAFF RECOMMENDATION:

Staff recommends that the City Council consider authorizing a Structural Property Improvement Program (SPIP) application for a forgivable matching grant of \$20,000 to Farzana Qureshi, owner of Indus Medical Center, and authorize the City Manager to execute the associated documents on behalf of the City.

BACKGROUND:

The Structural Property Improvement Program (SPIP) is designed to incentivize private property owners to invest in seismic retrofits of their properties in the downtown Pueblo Viejo area. This forgivable matching grant uses some of the features used successfully by other California municipal governments to incentivize business/property owners to rehabilitate properties over the past 30 years. The structure of an incentive program often determines its success and matching grant programs have the highest success rate as opposed to a low interest loan based programs. Downtown Revitalization often entails designing a program to meet the needs of the specific municipality's circumstances. In a challenged commercial real estate market, with a high percentage of absentee investors as property owners, it can be difficult to reach significant adoption rates with low interest loan programs, as opposed to matching grant or forgivable loan programs.

DISCUSSION/ANALYSIS:

Indus Medical Project submitted final plans for tenant improvements and the complete exterior structural renovations for the old "Dr. Wade Medical Office" located at 791 Orchard Avenue (APN: 778-053-009). Staff subsequently coordinated with the owners as they reviewed prior building studies, title reports and design options needed to complete the seismic/structural work. Due to the SPIP policies and guidelines this property is eligible for Twenty Thousand (\$20,000) dollars due to it having a frontage of over 90 linear feet.

The renovations also included a repaved parking lot, new landscaping/irrigation, trash enclosure, new stucco/plaster finish with new windows and awnings, a copper/patina wainscot, new gooseneck lamps and similar architectural features. Development Services staff worked with the applicant on final design detailing to be consistent with the Pueblo Viejo design guidelines and fast-tracked the renovation project. A certificate of occupancy was issued on January 22, 2022.



ALTERNATIVES:

1. Authorize a Structural Property Improvement Program (SPIP) Grant to Farzana Qureshi (Indus Medical Center) for Improvements of the Property Located at 791 Orchard Street, Coachella, CA and Authorize the City Manager to Execute Associated Documents
2. Do not approve the SPIP funding request.

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FISCAL IMPACT:

The current action is authorizing \$20,000 from the City's General Fund Reserves.

Attachments:

1. Operating Covenant Agreement
2. Deed of Trust
3. Promissory Note
4. SPIP Application
5. Proof of Ownership